

S:\SUMTER\STEP\PLANS\SARASOTA DRIVING RANGE\CIVIL\CONSTRUCTION\001 Cover.dwg, 12/16/2010 9:51:39 AM

# The Villages®

## PRELIMINARY / ENGINEERING PLAN OF SARASOTA DRIVING RANGE/TEACHING FACILITY

### LEGAL DESCRIPTION

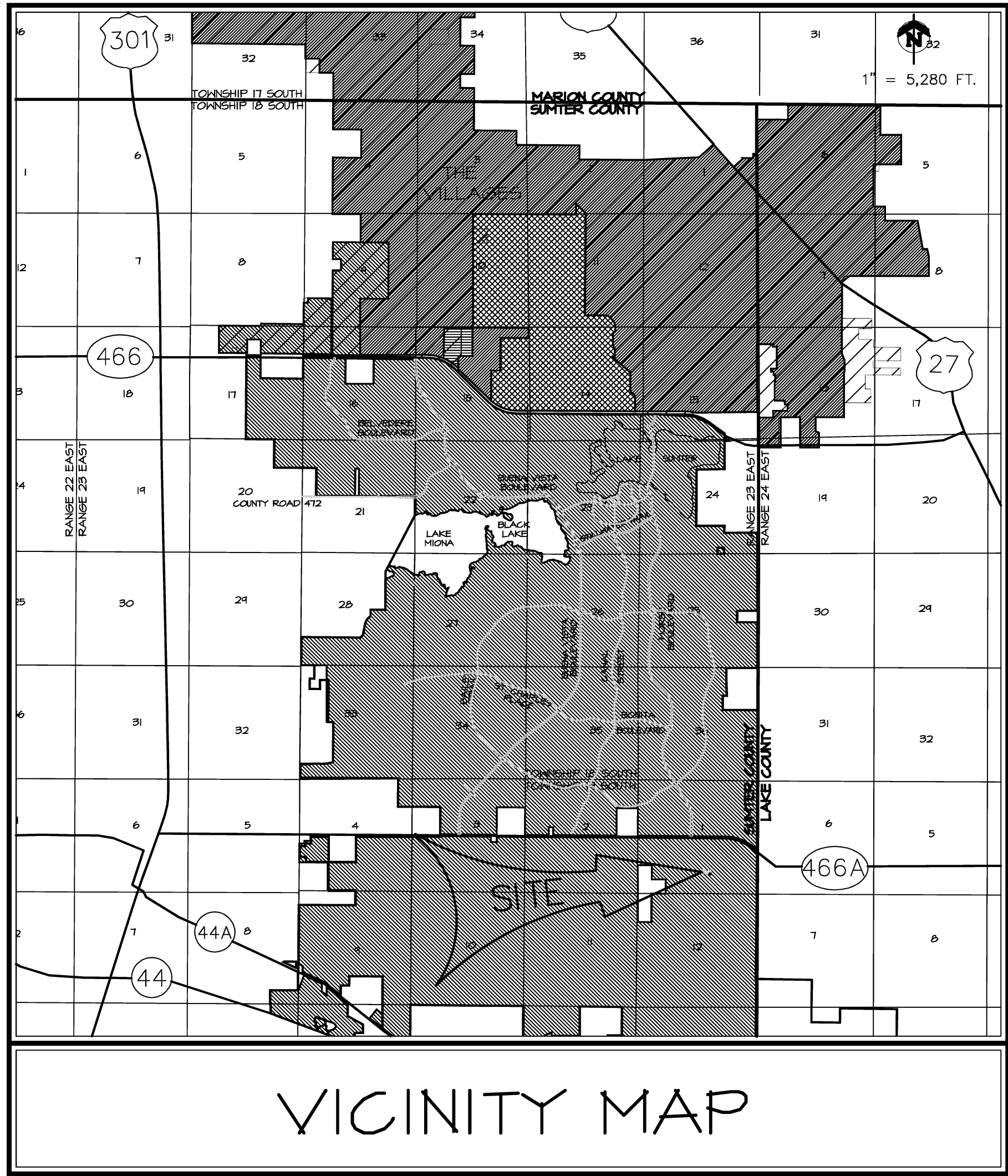
THAT LAND LYING IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1 RUN THENCE N00°30'42"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1139.20 FEET; THENCE DEPARTING SAID WEST LINE S89°29'18"E, 331.53 FEET TO THE POINT OF BEGINNING; THENCE N43°02'06"E, 92.01 FEET; THENCE S69°42'18"E, 215.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 10.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°35'29", AN ARC DISTANCE OF 3.24 FEET TO A POINT OF TANGENCY; THENCE S88°17'47"E, 30.78 FEET; THENCE N86°59'21"E, 47.71 FEET; THENCE N84°55'25"E, 43.57 FEET; THENCE N73°28'14"E, 33.20 FEET; THENCE N66°57'44"E, 113.00 FEET; THENCE S25°02'35"E, 204.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 216.44 FEET AND A CHORD BEARING AND DISTANCE OF S53°26'18"W, 52.36 FEET TO WHICH A RADIAL LINE BEARS S43°30'30"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°53'36", AN ARC DISTANCE OF 52.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 488.42 FEET AND A CHORD BEARING AND DISTANCE OF S85°15'47"W, 439.62 FEET TO WHICH A RADIAL LINE BEARS S31°29'00"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°29'35", AN ARC DISTANCE OF 456.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 135.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'39", AN ARC DISTANCE OF 40.72 FEET; THENCE ALONG A RADIAL LINE N39°14'13"E, 32.84 FEET; THENCE N06°38'50"E, 52.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 403.08 FEET AND A CHORD BEARING AND DISTANCE OF N50°06'45"W, 161.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°09'46", AN ARC DISTANCE OF 162.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.73 ACRES, MORE OR LESS.

**OWNER/DEVELOPER:**  
THE VILLAGES OF LAKE-SUMTER, INC.  
990 OLD MILL RUN  
THE VILLAGES, FL 32162  
JOHN R. GRANT, VICE PRESIDENT

**ENGINEER:**  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
JEFFREY A. HEAD, P.E.  
FLA. LIC. NO. 58058



### VICINITY MAP

SECTION 1  
TOWNSHIP 19 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA

### INDEX OF SHEETS

- |    |                             |
|----|-----------------------------|
| 1. | TITLE SHEET                 |
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| 3. | AERIAL PHOTOGRAPH           |
| 4. | SITE PLAN                   |
| 5. | GRADING PLAN                |
| 6. | STORMWATER DRAINAGE PLAN    |
| 7. | UTILITY PLAN                |
| EI | EROSION CONTROL MASTER PLAN |

THIS PLAN HAS BEEN APPROVED BY THE VILLAGES AND NO CHANGES SHALL OCCUR TO THE LAYOUT, DESIGN OR ANY OTHER ASPECT OF THE PLAN, WITHOUT RESUBMITTAL AND SUBSEQUENT APPROVAL OF ANY REQUESTED REVISIONS. UPON COMPLETION OF THE SITE WORK, THE VILLAGES RESERVES THE ABSOLUTE RIGHT TO REVIEW THE FINISHED CONSTRUCTION AND TO DETERMINE WHETHER THE COMPLETED JOB MEETS THE APPROVED SUBMITTAL PLANS AND SPECIFICATIONS. THE PARCEL DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE VILLAGES TO SPECIFICALLY REQUEST A FINAL INSPECTION. ANY DEFICIENCIES FOUND BY THE VILLAGES WILL BE IDENTIFIED IN WRITING TO THE PARCEL DEVELOPER, WHO SHALL IMMEDIATELY TAKE ALL CORRECTIVE ACTION NECESSARY TO REMEDY ANY DEFICIENCIES. FINAL APPROVAL FROM THE VILLAGES SHALL BE OBTAINED PRIOR TO SUBMITTAL OF THE FINAL CERTIFICATION OF COMPLETION TO SUMTER COUNTY BY THE PROJECT ENGINEER.

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL, DATED MAY 1, 2009", PREPARED BY GRANT & DZURO, OR AS AMENDED BY THESE PLANS.

NOTE: ELEVATIONS SHOWN WERE OBTAINED BY SURVEY AND ARE BASED ON THE VILLAGES DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

**FARNER  
BARLEY  
AND ASSOCIATES, INC.**  
Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

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▲ SURVEYORS  
▲ PLANNERS

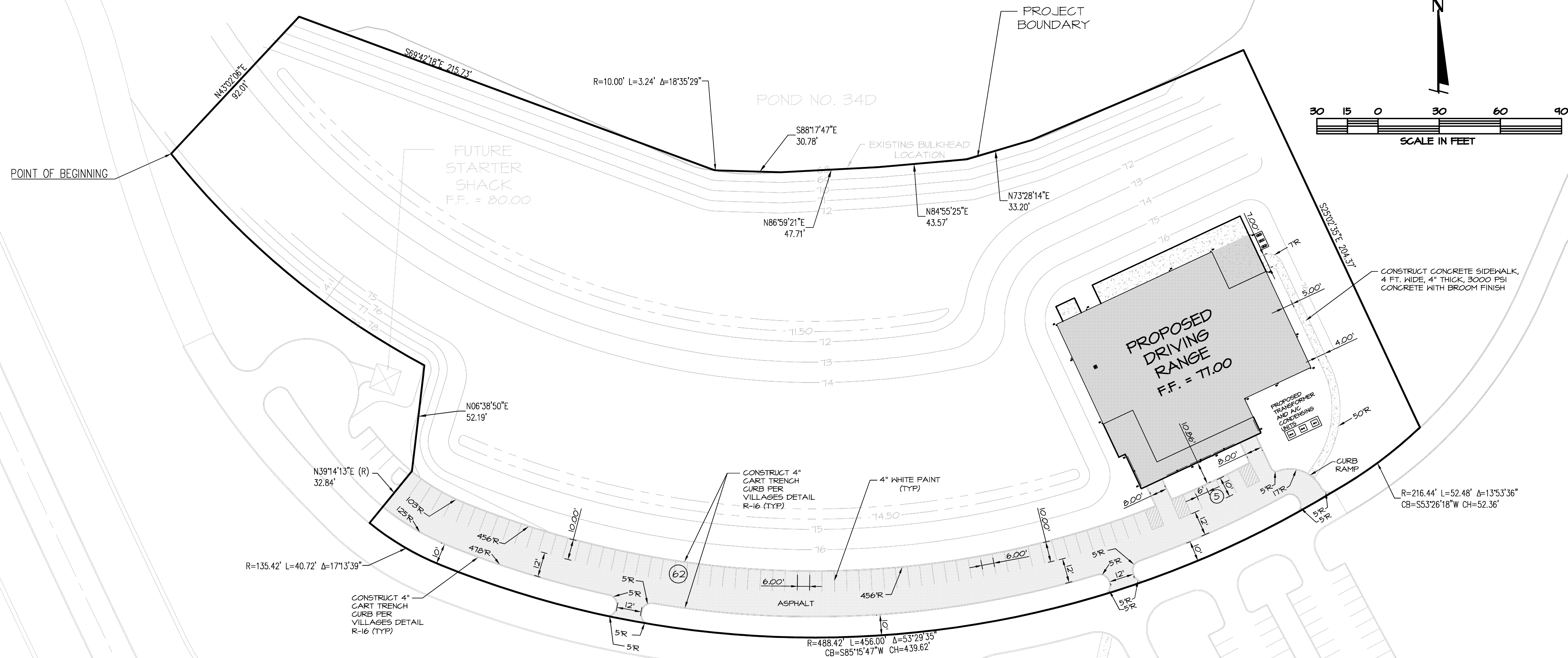












### SITE DATA

- TOTAL ACRES = 2.73 AC. (118,782 SQ. FT.)
- ZONING = FUD (JULY 3, 2003)
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE - DRIVING RANGE/TEACHING FACILITY; 1 STORY CONCRETE BLOCK 32' HEIGHT (1,320 SQ. FT. - INTERIOR SQ. FT.)
- PARKING DATA  
CART PARKING SPACES (PROPOSED):  
10' x 6' = 61 SPACES
- ENGINEER/SURVEYOR ~ FARNER BARLEY & ASSOCIATES, INC.  
4450 N.E. 83RD ROAD  
WILDMOOD, FLORIDA 34705  
(352) 748-3126

- SOIL TYPE - CANDLER SAND
- PERMITTING AGENCIES,  
-SUMTER COUNTY -SWFWMD
- WATER AND SANITARY SEWER PROVIDED BY CENTRAL SUMTER UTILITY COMPANY.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURY LINK.
- IRRIGATION AND FIRE PROTECTION BY S.W.G.A.
- LOCATED IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)  
PROPOSED TEACHING FACILITY DRIVING RANGE BUILDING = 9,500 SQ. FT. (0.22 AC.) 8%  
PROPOSED SIDEWALK = 491 S.F. (0.01 AC.) 0.41%  
PROPOSED PARKING / DRIVEWAY = 18,028 S.F. (0.41 AC.) 15.18%  
TOTAL IMPERVIOUS AREA = 28,019 S.F. (AC.) 23.59%  
OPEN AREA = 90,763 S.F. (2.08 AC.) 76.41%  
PROJECT AREA = 118,782 S.F. (2.73 AC.) 100%

### NOTICE TO CONTRACTOR:

- REFER TO THE GEOTECHNICAL ENGINEERING STUDY PROVIDED FOR CONCLUSION AND RECOMMENDATIONS FOR FOUNDATION SUPPORT AND PAVEMENT DESIGN.
- BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

### NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
- ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE PAINT.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHT FIXTURES.

BY	
REVISIONS	
DATE	

**FARNER BARLEY & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
PLANNERS  
Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road O Wildwood, Florida 34705 O (352) 748-3126

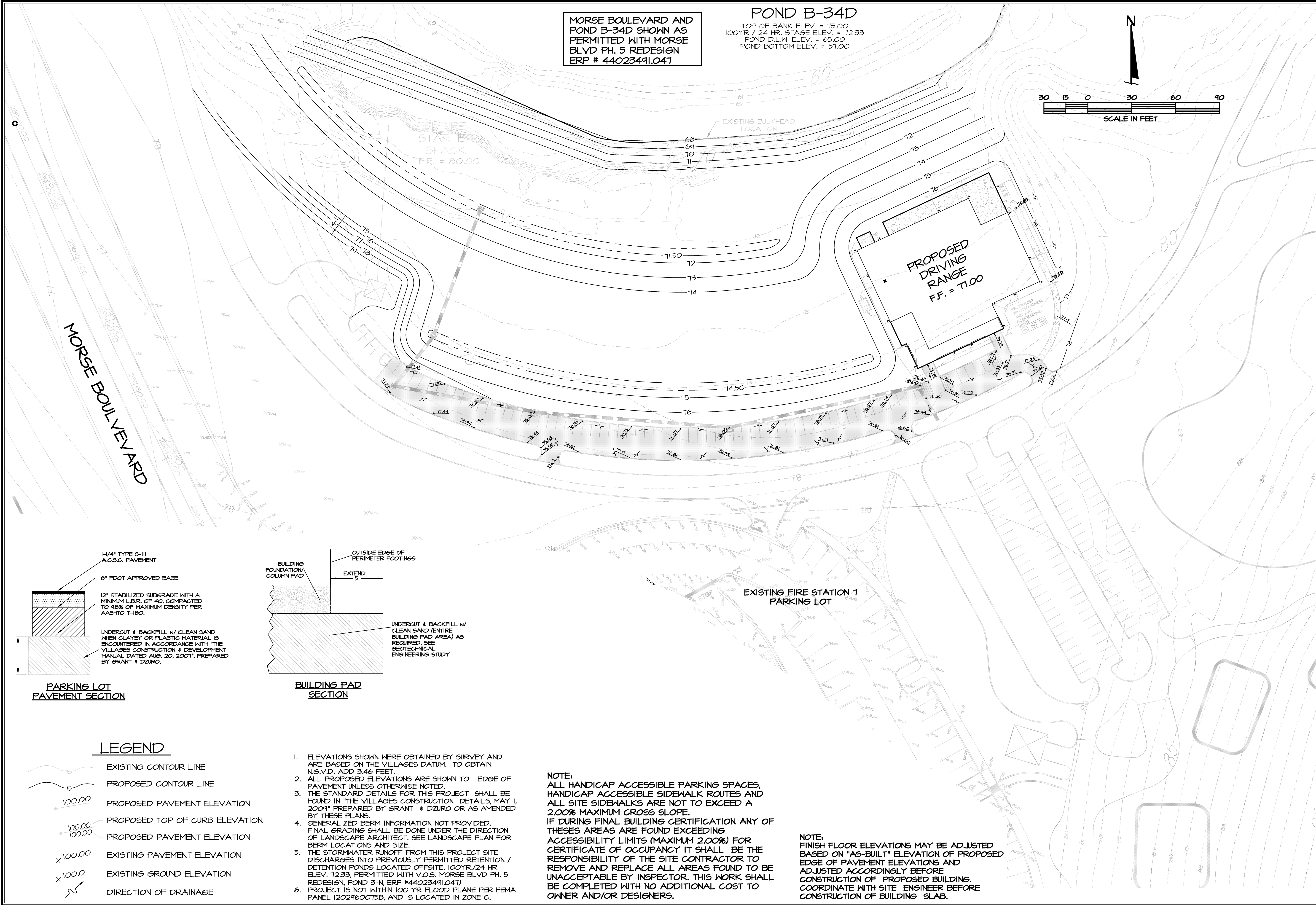
**The Villages**  
VILLAGES OF SUMTER  
SARASOTA DRIVING RANGE  
**SITE PLAN**

DATE 11-23-10  
DRAWN BY BRP  
CHKD BY JAH  
FILE NAME Site  
JOB NO. 421411541

ENGINEER:  
DATE:  
SHT. 4 OF 7



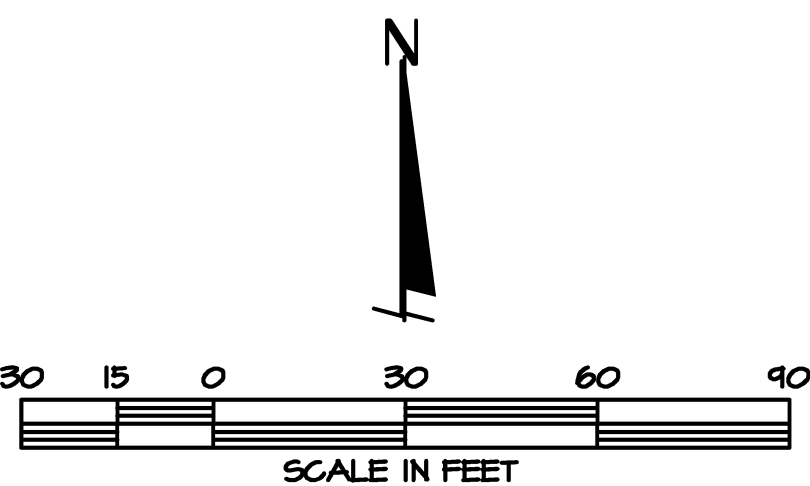
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BY	
REVISIONS	
DATE	
<b>FARNER &amp; BARLEY</b> ENGINEERS SURVEYORS PLANNERS AND ASSOCIATES, INC. Certificate of Authorization Number: 4709 4450 N.E. 83rd Road O. Milledgeville, Georgia 30455-3726	
<b>The Villages</b> VILLAGES OF SUMTER SARASOTA DRIVING RANGE	
<b>GRADING PLAN</b>	



POND B-34D  
TOP OF BANK ELEV. = 75.00  
100YR / 24 HR. STAGE ELEV. = 72.33  
POND D.L.W. ELEV. = 65.00  
POND BOTTOM ELEV. = 57.00



			
		▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS	
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DATE _____		REV/SIONS _____ BY _____	



**VILLAGES OF SUMTER**  
**SARASOTA DRIVING RANGE**

# STORMWATER DRAINAGE PLAN

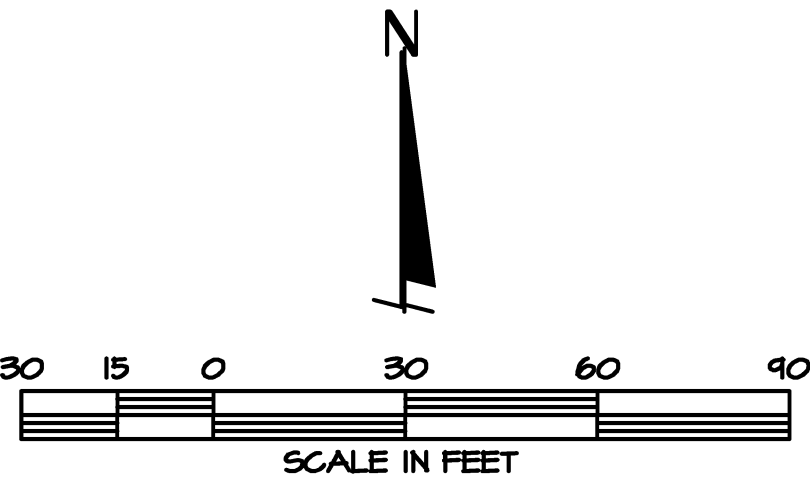
DATE	11-23-10
DRAWN BY	BXP
CHECKED BY	JAH
FILE NAME	93m
JOB NO.	42141541


ENGINEER: \_\_\_\_\_

DATE: \_\_\_\_\_

SHT. 6 OF 7





 **FARNER  
BARLEY**  
—  
**AND ASSOCIATES, INC.**

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS

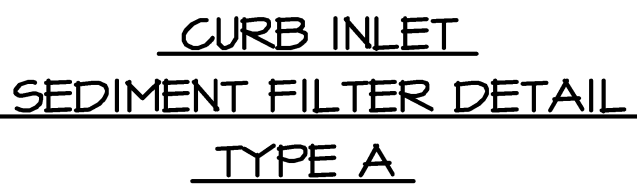
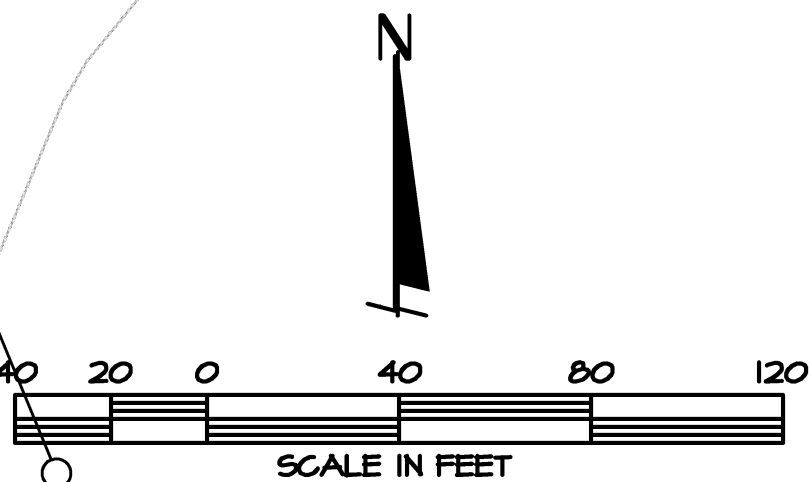
Certificate of Authorization Number: 4709

4450 N.E. 85th Road • Wilkeed, Florida 34785 • (352) 748-3176





- POND B-34D  
TOP OF BANK ELEV. = 75.00  
100YR / 24 HR. STAGE ELEV. = 72.33  
POND D.I.W. ELEV. = 65.00  
POND BOTTOM ELEV. = 57.00



NOTES: 1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

2. USE 2"x4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).

3. INSTALL 2"x4" WOOD FRAME TO INSURE STABILITY.



DROP INLET  
SEDIMENT FILTER DETAIL  
TYPE B



THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.

BRETT J. TOBIAS, P.E.  
REGISTERED ENGINEER NO. 69017  
STATE OF FLORIDA

JOHN R. GRANT  
VICE PRESIDENT  
THE VILLAGES OF LAKE-SUMTER, INC.

**FARNER**  
**BARLEY**  
AND ASSOCIATES, INC.

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VILLAGES OF SUMTER  
SARASOTA DRIVING RANGE

**The Villages**  
of Sumter

EROSION CONTROL  
MASTER PLAN

DATE 11-23-10  
DRAWN BY BRP  
CHKD BY JAH  
FILE NAME EROSION  
JOB NO. 921141.2114

ENGINEER:

SHT. EI OF EI